164.0	0003	0007.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 880,300 / 880,300
					USE VALUE: 880,300 / 880,300
					ASSESSED: 880,300 / 880,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-9	ACTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOISAKIS KONSTANTINOS/TR &
Owner 2:	MOISAKIS KYRIAKI/TR
Owner 3:	
Street 1:	47 INVERNESS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MOISAKIS KONSTANTINOS--ETAL -
Owner 2:	MOISAKIS KYRIAKI -
Street 1:	47 INVERNESS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,082 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Aluminum Exterior and 2440 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6082.000	479,700		400,600	880,300
Total Card	0.140	479,700		400,600	880,300
Total Parcel	0.140	479,700		400,600	880,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.78 | /Parcel: 360.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108680

GIS Ref

GIS Ref

Insp Date 10/01/18

Parcel ID 164.0-0003-0007.0

!12713!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	479,800	0	6,082.	400,600	880,400	880,400	Year End Roll	12/18/2019
2019	104	FV	372,700	0	6,082.	400,600	773,300	773,300	Year End Roll	1/3/2019
2018	104	FV	372,700	0	6,082.	354,800	727,500	727,500	Year End Roll	12/20/2017
2017	104	FV	349,500	0	6,082.	297,600	647,100	647,100	Year End Roll	1/3/2017
2016	104	FV	349,500	0	6,082.	297,600	647,100	647,100	Year End	1/4/2016
2015	104	FV	311,400	0	6,082.	257,600	569,000	569,000	Year End Roll	12/11/2014
2014	104	FV	311,400	0	6,082.	249,000	560,400	560,400	Year End Roll	12/16/2013
2013	104	FV	324,000	0	6,082.	236,900	560,900	560,900		12/13/2012

PRINT

Date	Time
12/11/20	02:46:32

LAST REV

Date	Time
10/15/18	09:32:04

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12713

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOISAKIS KONSTA	63874-204		7/7/2014	Convenience	1	No	No		
	13153-103		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	108680
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2008	149	Manual	3,500					replace #9 cabinet
9/26/2001	697	Porch	5,500	C				REPLACE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
12/17/2008	Measured	345	PATRIOT
2/7/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6082		Sq. Ft.	Site		0	70.	0.94	8			Topo	-5					400,635						400,600	

Total AC/HA: 0.13962 | Total SF/SM: 6082 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 400,635 | Spl Credit | Total: 400,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08032787
Const Adj.:	0.98745072
Adj $ / SQ:	181.351
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	651719
Depreciation:	172054
Depreciated Total:	479665

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	6	2	
Totals			
2	12	5	

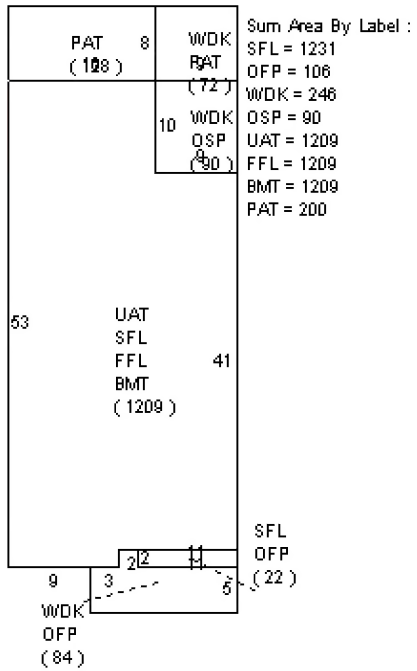
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.35
Special Features:	0	Val/Su Net:	104.44
Final Total:	479700	Val/Su SzAd	196.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,231	181.350	223,243
BMT	Basement	1,209	54.410	65,776
FFL	First Floor	1,209	181.350	219,253
UAT	Upper Attic	302	72.540	21,925
WDK	Deck	246	9.940	2,445
PAT	Patio	200	4.070	815
OFP	Open Porch	106	31.660	3,356
OSP	Screen Porch	90	37.840	3,405
	Net Sketched Area:	4,593	Total:	540,218

Size Ad	2440	Gross Are	5500	FinArea	2440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc